Cover Sheet for:

# Site Plan 8-98001A

**Project Application** 

#### **APPLICATION**

## Site Plan Review

	For M-NCPI	PC Staff Use Only	
Date Application & Fee Received SPR Fee (Attach Fee Worksheet) Date Application Complete SPR Deadline	「発//の」が 	Final FCP Number NRI/FSD Number DRC Meeting Date MCPB Hearing Date	1-95042 1-95042
Proposed Site Plan Name (if am	nendment, use onginal site pi	an name)	File Number 1, 050/2
Preliminary Plan Name <u>Clarks</u>	burg Town Center	<u></u>	File Number 1 - 95042
Pre-Application Submission Name	e, if any		File Number 7 -
Project Plan Name, if applicable			File Number 9 -
If previously approved Site Plan,	Planning Board Opinion D	ate / /	
	With	nded to (date)/	<i>'</i>
If no prior Preliminary Plan, check	_	Preliminary Plan currently  Lot already recorded	being reviewed
If Record Plat recorded, M-NCPP	C Record Plat Number	<u> </u>	
Is this a loophole property?	Yes ☑ No (Refer to MCC Bills	: #1-88, concerning a timely APF	review prior to issuance of a Building Permit.)
Case N	nt Plan as part of Local Map lumber G -	Amendment (59H2.4A) date granted	1/
If approved Development Case N	: Plan (59-D-1) lumber G	date granted	1/
If approved Project Plan ( File Nu	(59-D-2) mber 9	date approve	d//
If Special Exception/Varia Case N	ance lumber S or A -	date adopted	i//
Tax Account Number 1. 160200		3	4
Tax Map Page NumberEW	233 NW13	<del></del>	
Location: (complete either A or B)			
A. OnStreet Name	Distance	feet of	Street Name
B. SE quadrant, intersection			
(complete either C or D)			•
C. On		feet of	Street Name
D. quadrant, intersec	etion ofSte	et Name and	Street Name
Planning Area Number PA 13			

# Site Plan Review Application

ite Area:					
Gross area of S	Site Plan		22.14 ac.	964,637	s.f.
Area dedicated	to Public Use		6.07 ac.	264,366	s.f.
Total net area	of Site Plan	·1	6.07 ac.	700,271	s.f.
Area by Zone:	Zone 1: RMX-	21	6.07 ac.	700,271	s.f.
•	Zone 2:		ac.		s.f.
	Zone 3:		ac.		s.f.
Incorporated Municipality	y or Special Taxing	District, if applicab	e	<u>.</u>	
Is site in the Locational A	Atlas and Index of H	listoric Sites? 🗖 \	′es 💟 No		
Is site on the Master Plan	n for Historic Prese	vation?	es 🗓 No		
Development info	rmation:				•
Residential		No. of Units	Non-Residenti	al	Gross Floor Area
One-family	detached	36	Commerc	ial Office	· · · · · · · · · · · · · · · · · · ·
One-family	semi-detached		Commerc	ial Retail	
One-family	attached		Industrial		· · · · · · · · · · · · · · · · · · ·
Townhouse	s		Other		
Duplex			Other	<del></del>	
Triplex			Other		
Multi-family			Other	· 	
Total propos	sed	115	Other		
Included MF	PDUs	12	Other		
Included TD	Rs	0	Total Prop	osed	
Existing dwe remain	elling units to	0	Existing to	remain	
Method of Develor	oment: 🖾 Stan	dard	□ мрри □т		
Requested Waiver	'S: (if any)			Other Optional Metho	<b>30</b>
59-E (Parkin	g Ordinance)	<del></del>		<u> </u>	
Other					
Other	_		<del></del>		

## Site Plan Review Application

#### Application Information:

	On-Arrest Burgha	car)		
ı. Appli	cant (Owner or Contract Purcha	301 <i>)</i>	Jim Richmond	
<del></del>	Terrabrook		JIM KICHMONG ontact Person	· · · · · · · · · · · · · · · · · · ·
~	42935 Waxpool Ro	oad		
S	Ashburn	VA ·	20148	
<u>-</u>	ASHOULH	State	Zip Code	
	703 <u>) 858-7308</u>		(703 ) 858-7380	
	hone Number		Fex Number	•
2. Devel	oper (if different from Applicant a	above)		
Ň	ame	C	niaci Person	
S	reet Address			
<del>c</del> ,	ity	State	Zip Code	
Ĺ	<u> </u>		Fex Number	
	hone Number	•	Pak Hullion	
. Engin			- v n 11	
-	Charles P. Johnson	and Associate	s, Inc. Les Powell	
N	1751 Elton Road	-		
St	ree! Address			
Ci	Silver Spring	MD State	20903 Zip Code	
	301 ) 434-700 <u> </u>	<u> </u>	(301 ) 434-9394	
	none Number	<del></del>	Fex Number	
. Archit	ect			
Ne	ame .	Cod	ntect Person	<del></del>
St	reet Address			· · · · · · · · · · · · · · · · · · ·
Cit	y	State	Zip Code	<u>.</u>
<u>(</u> <del>Pi</del>	one Number		Fax Number	
. Lands	cape Architect			
	<b>5270</b>		·	
Na	me	Con	tact Person	
-		·		
37	reet Address			
Cit	y	State	Zip Code	
(_	)		Fax Number	
	one Number		Pak Humba	
. Attorn	ey			
Na	me	Сол	tact Person	
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Str	ool Addross			
Cit	y	State	Zip Code	<del></del>
L	)		<u> </u>	
Ph	one Number		Fax Number	
	Α .	•		
Signatu	re of Applicant (Owner or C	Contract Purchaser)	; i	
_	Man Z VI	ave	9/6/00	
Sigi	naturo	- F	Dete	
	TRACK CORNER	>	•	
Nen	no (Type or Print)	<del></del>		

## Site Plan Review

#### hecklist

An info	app orma	plication will not be accepted for processing until all required ation and fees have been provided.	No. Copies	Engineer/Surveyor	M-NCPPC Staff
1.	Co	emplete application form	20	Submitted or N/A	Accepted or Not Accepted
2.	Со	py of proposed or approved Preliminary Plan and its opinion (59-D- 21) and Certified Development Plan, if applicable	1		
3.		overnment agency agreement or equivalent, (59-D-3.21), if applicable	1		
4.	Ex	ecuted covenants for Optional Method Zoning Application (59-H-IA), if applicable	1		
5.	Ge	eneral area Vicinity Map, at 1" = 2,000' (shown on Site Plan)			
6.	Lo	cal Vicinity Map, at 1" = 200', showing area within 1,000' of site	1		
7.		py of approved Natural Resources Inventory/Forest Stand	2		
8.		awing titled "Site and Adjacent Area" (within approximately 200 feet), owing:	1		
	а.	Topography at two-foot contour intervals, including landfills			
	b.	All existing buildings and structures			
	C.	Highways, streets, and private roads including center lines, pavement widths, grades, medium breaks, and curb cuts			
	d.	Master-planned ROWs and easements affecting the site			
	e.	Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD			
9.	folio as	on of proposed development titled "Site Plan", at 1" = 30', showing the owing (unless waived by the Planning Director at time of application being unnecessary because of the limited scope of the proposal) and dressing all conditions of prior approvals:	35		
	a.	The location, height, ground coverage and use of all structures			
	b.	For each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes			
	C.	The Gross Floor Area of all non-residential buildings and the proposed use of each			
	ď.	The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces			
	e.	Recreation facilities and computations in tabular form, including off-site facilities for which credit is sought			
	f.	Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone			
	g.	The location of all public schools, parks, and other community recreational facilities, indicating the location and use of all land to be dedicated to public use	_		_
	<b>h.</b>	The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section			

# Site Plan Review

hecklist	No. Copies	Engineer/Surveyor	W-NOFFC Stati
i. A grading plan			
j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing		·	
k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable			
I. TDR calculations, if applicable			
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan	12		
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics	12		<u>.</u> -
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan	1		
List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements			
14. Site Plan Enforcement Agreement and HOA documents, if applicable	1		
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability	2		
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance	3		
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter	3		
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing	3		·
Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing	3		
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff	1		

#### Site Plan Review

Che	ecklist	No. Copies	Engineer/Surveyor	M-NCPPC Staff
POS	T-APPROVAL SUBMISSION			
but s subm	following items will not be submitted until after the site plan is approved, hould be submitted to the Development Review Division prior to the hission of the record plat application(s) in order to assure timely dation of the final record plat.			
1. S	ite development and grading plan (signed)	3		
2. L	andscape and lighting plan (signed)	3		
3. A	rchitectural plans, including FAR calculations, if required	1		
4. S	tructure parking plans, if required	1		
5. P	hasing plan, where required	1		
6. S	ite Plan Enforcement Agreement (original signature)	1		
7. D	evelopment Plan	2		
8. H	omeowner association documents (final draft)	1		
9. C	ppy of engineer's certificate for design of private streets, if required	1		
10. O	ther agreements (original signature)	2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyør Signature	
quell	9600
Signature LEG Jaway	Dete
Name (Type or Print)	

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

**APPLICATION** 

### Fee Schedule/Worksheet

Proposed Project Name:	•	
Pre-Application Submission:	Staff review only	\$440 = \$
	Staff and Planning Board Review	\$440 = \$ \$660 = \$
NRI/FSD Natural Resources Inv	ventory/Forest Stand Delineation:	
	Single-Family Residential	\$100 = \$
	Multi-Family, Commercial, Industrial, Institutional, Religious	\$200 = \$
Forest Conservation Plan:		
Single-Family F	Residential \$50 plus \$15/lot	x lots = \$
Multi-Family, C	ommercial, Industrial, Institutional, Religious \$100 plus \$30/aci	e x acres = \$
Preliminary Plan of Subdivision		_ <del> </del>
<del>-</del>	1 - 9 units	\$1,100 = \$
	10 - 49 units	<b>\$</b> 2,200 = \$
	50 or more \$3,300 plus \$22 x(# of units) > 50	units = \$
	Commercial/Industrial	
	up to 9,999 s.f.	<b>\$1,650</b> = \$
	10,000 to 24,999 s.f.	<b>\$</b> 2,200 = <b>\$</b>
	25,000 s.f. or more \$3,300 plus \$0.02 xs.f. > 25,000 s	.f. = \$
	Institutional/Religious	\$1,100 = \$
	Amendments to Approved Plans	<b>\$1,100</b> = <b>\$</b>
	Extensions of Approved Plans	\$660 = \$
	Variation from Subdivision Regulations	\$660 = \$
roject Plan:	Residential (D.U.s) \$1,870 plus \$18 x(# of dwelling uni	
	Commercial (GFA) \$1,870 plus \$0.015 xs.f.	= \$
	Amendments	£4.400 e
	Extensions	\$1,100 = \$ \$660 = \$
	Sign deposit: \$70.00 per sign (sign refund: \$60.00)	- 4400 - 4 <u></u>
ite Plan:	Residential	
	1 - 9 units	\$2,200 = \$
•	10 or more units \$3,300 plus \$22 x (# of units) > 10 u	nits = \$
	Commercial/Industrial	
	up to 9,999 s.f.	\$2,200 = \$
	10,000 s.f. or more \$3,300 plus \$0.02 xs.f. > 10,000 s.f.	
	Institutional/Religious	<b>\$2,200</b> = \$
	Amendments to Approved Plans	64 400 - 01 10
	Extensions of Approved Plans	\$1,100 = \$1,10 \$660 = \$
ecord Plat:	\$687 x (# of plats)	= \$